



TOWN OF KNIGHTDALE

Land Use Review Board

7:00 pm

Monday, August 10, 2015

950 Steeple Square Court, Council Chambers

Knightdale, NC 27545

Minutes

I. CALL TO ORDER

Chairman Mr. Pete Mangum ***called*** the meeting to order at 7:00 pm.

II. ROLL CALL

The following members were present:

LURB Members Present: Pete Mangum, George Hess, Chuck Piratzky, Stephen Morgan, Richy Narron, Rita Blackmon, Alice Alexander, Michael Blake

LURB Members Absent: Richard Godwin

Town Council Members Present: Councilor Tripp, Councilor Swan

Staff Members Present: Jason Brown, Matt Christian, Chris Hills

Attorney Present: Clyde Holt

Before the adoption of agenda, Chairman Mangum and Mr. Hills made a few comments regarding recently passed by the State Legislature known as SB-25, or Session Law 2015-86. This new legislation restricts municipal authority to regulate the appearance of single and two family residents. This law is effective immediately and will impact on-going construction within the Town

III. ADOPTION OF THE AGENDA

...Mr. Hess moved to adopt the agenda for the August 10, 2015 meeting. Ms. Alexander seconded the motion and it carried unanimously.

IV. APPROVAL OF MINUTES

Ms. Alexander noted a correction a typographical error on page 2 of the May 11, 2015 minutes. Ms. Blackmon moved to approve the minutes from the May 11, 2015 noting the correction. Mr. Piratzky seconded the motion. The motion passed unanimously.

V. PUBLIC HEARINGS FOR QUASI-JUDICIAL CASES

VI. ORDERS FOR QUASI-JUDICIAL CASES

VII. RECESS

VIII. COMMUNITY APPEARANCE CASES

IX. TREE PROTECTION AND PLANTING CASES

A. FY16 Street Tree Planting Project

Mr. Christian presented the board with several options for this year's street tree planting projects. Staff recommended the Hodge Rd/I-495 SW corridor as the top priority, and Hodge Rd/I-495 NW as an alternate. Due to the uncertainty regarding existing utilities, members of the board discussed adding a third option if an unforeseen conflict with the Hodge/I-495 projects arose.

Mr. Hess made a motion to proceed with staff recommendation, adding N. Smithfield Rd. as a third alternate. Ms. Blackmon seconded the motion. The motion passed unanimously.

X. OLD BUSINESS

XI. NEW BUSINESS

A. ZTA-2-15 – Quarterly Text Amendment

Mr. Brown presented ZTA-2-15, which contained several items for discussion.

The first item is an amendment is establishing alternative means of compliance. The purpose for this change is to codify existing statutory authority for development agreements and was recommended by the Town Attorney. The board discussed what criteria are necessary to obtain alternative means of compliance and how it differs from a variance. Mr. Brown explained that alternative means of compliance are limited to new developments and are guided by state statutes. There was discussion of how this has been implemented, noting an example in Knightdale Station where the developer obtained an alternative means of compliance for a collector street within the subdivision.

The second item in ZTA-2-15 established parking regulations for tattoo shops. When the tattoo shop use was added in a previous amendment, the parking standards for this use were omitted in error.

The third item in ZTA-2-15 changes backlight, uplight, and glare (BUG) requirements for LED lights. Duke Progress Energy only has one fixture that meets our current ordinance for vehicle accommodation areas. The board was concerned about the implications of this change and what wat the new fixture would look like. Staff assured the board that topography and other site specific issues would be carefully considered when reviewing the lighting plan.

The fourth and final item in ZTA-2-15 included other technical corrections, mainly references and reordering throughout the ordinance.

Ms. Alexander made a motion to approve ZTA-2-15, stating that proposed text amendments are reasonable and consistent with the comprehensive plan. Ms. Blackmon seconded the motion. The motion passed unanimously.

B. ZTA-1-15 Update

Town Council voted to exclude the item LURB recommended, and passed ZTA-1-15 accordingly.

XII. OTHER BUSINESS

XIII. ADJOURNMENT

Having reached the end of the evening's agenda and hearing no further discussion, Mr. Hess motioned to **adjourn** the meeting at 8:03 p.m. Ms. Blackmon seconded the motion and the motion was passed unanimously.



Attest, Chairman of the Land Use Review Board, Pete Mangum



Clerk to the Land Use Review Board, Matthew Christian